Formal Demand Under [ORS 90.245, ORS 90.360, ORS 90.375 and ORS 90.385]

From: Sierra Vanessa
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Bcc: s13rravan3ssa87@proton.me
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On: Wednesday, June 24, 2026 at 4:58:50 PM

1 attachment 71 KB

Sierra V Carbary

1840 Onyx Aly Apt B

Eugene OR 97403

Date: Wed, Jun 24, 2026

Initial Recipients - Landlords:

AG Campus Housing / AG Property Management (Management)

University Street Sustainable Housing LLC (Owner)

Formal Demand Under

[ORS 90.245, ORS 90.360, ORS 90.375 and ORS 90.385]

To Whom It May Concern:

1. Notice of Facts

This letter serves as formal notice of the following:

- I reside at [1840 Onyx Aly Apt B] from [12/15/2022 - current].
- The City of [Eugene] verified the unit was not certified for occupancy.
- No disclosure of the uncertified status was provided.
- The lease expired in 2024, with no valid renewal or compliant rollover.
- Three improper notices referencing a non-existent lease were issued.

    - July 2025, Aug 2025, Apr 2026.

- The first two improper notices - were also, by definition, "retaliatory".
- Management reframed my June 23, 2026 demand into a "complaint".
- This misrepresentation falsely shifts the burden of proof and liability.
- This misconduct is retaliatory, noncompliant, and not in good-faith.

2. Statutory Basis

Under [ORS 90.360, ORS 90.375 and ORS 90.385], the following statutory amounts - at minimum - apply when these violations occur.

The statutes specify that the tenant qualifies for these minimum amounts without needing to file a lawsuit to establish eligibility.

3. Statutory Amounts

Twice monthly amount ($927 × 2) = $1,854

- Applied once to ORS 90.360 = $1,854
- Applied three times to ORS 90.375 ($1,854 x 3) = $5,562
- Applied three times to ORS 90.385 ($1,854 x 3) = $5,562

Total Statutory Demand :$12,978

4. Demand

I am requesting payment of $12,978 in accordance with the above statutes.

5. Reasonable Accommodation

Please deposit to "Routing": see PDF , "Account": see PDF.

6. Deadline

Please remit payment, or provide a written response, by July 5, 2026.

7. Good-Faith Resolution

I request that this matter be resolved in good faith, consistent with statutory expectations of voluntary compliance upon notice.

8. Next Steps

If I do not receive payment, or a written response, within the stated timeframe, I will consider all remedies available.

Sincerely,

Sierra V Carbary
s13rravan3ssa87@proton.me
458-250-1070
1840 Onyx Aly Apt B
Eugene, OR 97403